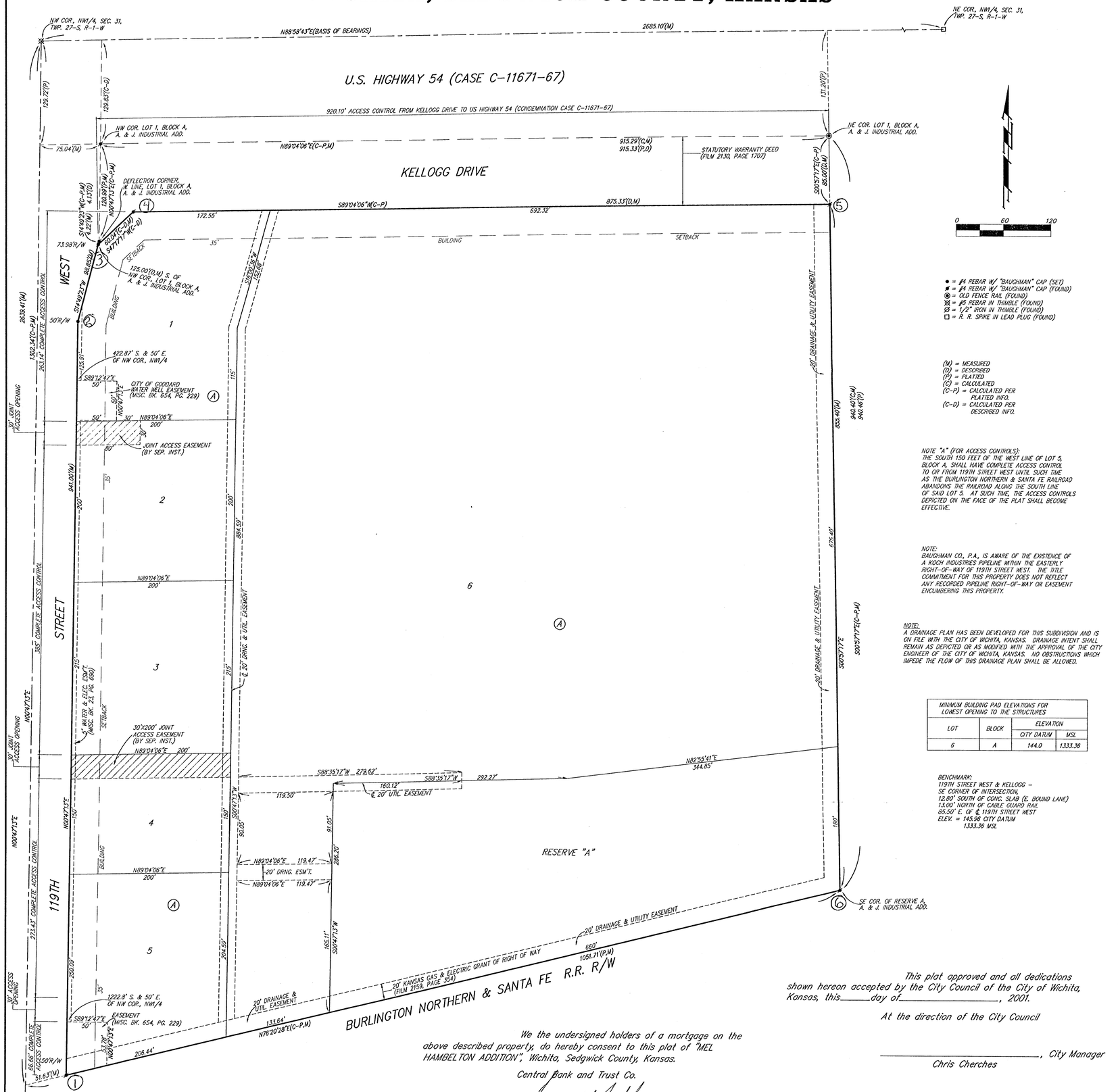
MEL HAMBELTON ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS



● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
✖ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
◉ = OLD FENCE RAIL (FOUND)
⊠ = #5 REBAR IN THIMBLE (FOUND)
Ø = 1/2" IRON IN THIMBLE (FOUND)
□ = R. R. SPIKE IN LEAD PLUG (FOUND)

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED
(C-P) = CALCULATED PER PLATTED INFO.
(C-D) = CALCULATED PER DESCRIBED INFO.

NOTE "A" (FOR ACCESS CONTROLS):
THE SOUTH 150 FEET OF THE WEST LINE OF LOT 5, BLOCK A, SHALL HAVE COMPLETE ACCESS CONTROL TO OR FROM 119TH STREET WEST UNTIL SUCH TIME AS THE BURLINGTON NORTHERN & SANTA FE RAILROAD ABANDONS THE RAILROAD ALONG THE SOUTH LINE OF SAID LOT 5. AT SUCH TIME, THE ACCESS CONTROLS DEPICTED ON THE FACE OF THE PLAT SHALL BECOME EFFECTIVE.

NOTE:
BAUGHMAN CO., P.A., IS AWARE OF THE EXISTENCE OF A KOCH INDUSTRIES PIPELINE WITHIN THE EASTERLY RIGHT-OF-WAY OF 119TH STREET WEST. THE TITLE COMMITMENT FOR THIS PROPERTY DOES NOT REFLECT ANY RECORDED PIPELINE RIGHT-OF-WAY OR EASEMENT ENCUMBERING THIS PROPERTY.

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES			
LOT	BLOCK	ELEVATION	
		CITY DATUM	MSL
6	A	144.0	1333.36

BENCHMARK:
1119TH STREET WEST & KELLOGG –
SE CORNER OF INTERSECTION,
12.80' SOUTH OF CONC. SLAB (E. BOUND LANE)
13.00' NORTH OF CABLE GUARD RAIL
85.50' E. OF ℄ 119TH STREET WEST
ELEV. = 145.96 CITY DATUM
1333.36 MSL

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "MEL HAMBELTON ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a replat of Lot 1, Block A, and Reserve A, A. & J. Industrial Addition, Sedgwick County, Kansas, EXCEPT that part of said Lot 1 described as follows: Beginning at the NE corner of said Lot 1; thence southerly along the east line of said Lot 1, 85.00 feet; thence westerly parallel with the north line of said Lot 1, 875.33 feet; thence southwesterly to a point on the west line of said Lot 1, said point being 125.00 feet south of the north line of said Lot 1, as measured perpendicularly; thence northeasterly along the west line of said Lot 1, 4.13 feet to a deflection corner in said west line; thence northerly along the west line of said Lot 1, 120.99 feet to the NW corner of said Lot 1; thence easterly along the north line of said Lot 1, 915.33 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey, Surveyor
MICHAEL G. CONREY REGISTERED LS-971 KANSAS LAND SURVEYOR
4-27-2001

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and a Reserve, to be known as "MEL HAMBELTON ADDITION", Wichita, Sedgwick County, Kansas. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The drainage easements are hereby granted as indicated for drainage purposes. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for drainage purposes, open space, landscaping, parking lot, access road, and utilities as confined to easements. Reserve "A" shall be owned and maintained by the owner of Lot 6, Block A. All abutters rights of access shall be as depicted on the face of the plat and hereby granted to the City of Wichita, Kansas, (see Note "A"). The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Mel Hambelton Real Estate, L.L.C.

Mel Hambleton, Managing Member

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "MEL HAMBELTON ADDITION", Wichita, Sedgwick County, Kansas.

Central Bank and Trust Co.

BRICE MALLOY, AVP (Title)

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 27th day of April, 2001, by BRICE Malloy, Assistant Vice President (Title) of Central Bank and Trust Co., on behalf of the bank.

FRED T. PETERSEN Notary Public - State of Kansas My Appt. Expires 7-22-2003

FRED T. PETERSON, Notary Public

My App't. Exp. 7-22-2003

This plat of "MEL HAMBELTON ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this____day of____, 2001.
Wichita-Sedgwick County Metropolitan Area Planning Commission

J. D. Michaelis, Acting Chair

Marvin S. Krout, Secretary

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this 27th day of APRIL, 2001, by Mel Hambleton, Managing Member of Mel Hambelton Real Estate, L.L.C., on behalf of the limited liability company.

JUDITH M. TERHUNE Notary Public - State of Kansas My Appt. Expires 8-7-2001

JUDITH M. TERHUNE, Notary Public

My App't. Exp.____

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this____day of____, 2001.

At the direction of the City Council

Chris Cherches, City Manager

Pat Burnett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this____day of____, 2001.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this____day of____, 2001.

Don Brace, County Clerk

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this____day of____, 2001 at____o'clock__M; and is duly recorded.

Bill Meek, Register of Deeds

Linda Kizzire, Deputy

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
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